

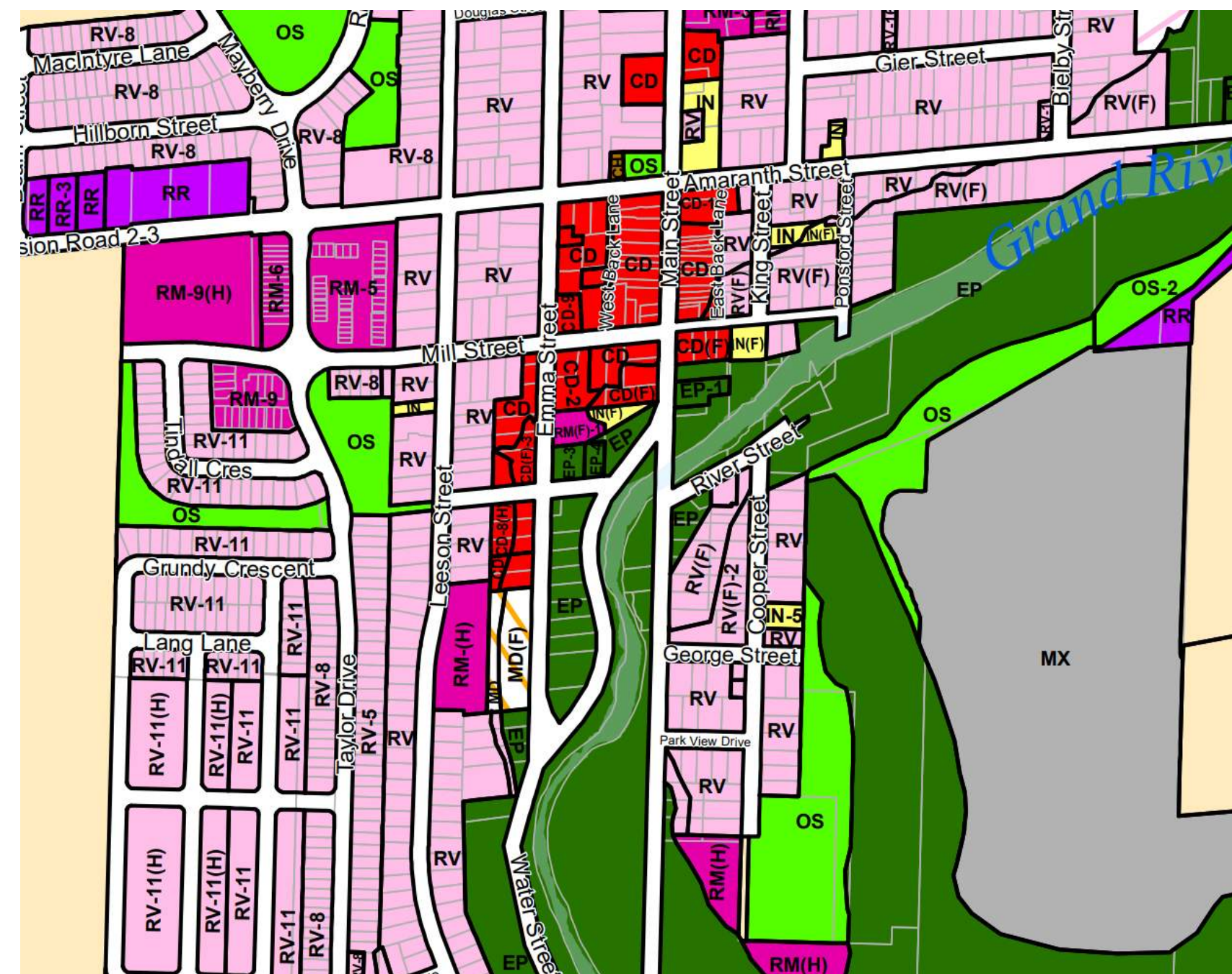


4 STOREY APARTMENT BUILDING

50 EMMA ST. GRAND VALLEY, ON



SPA SET



OWNER:
SHELDON CREEK DEVELOPMENTS
ORANGEVILLE, ON

ARCHITECT:
KHALSA DESIGN INC.
EAST GARAFRAXA, ON
T: 416.897-2867

PLANNER
GSP GROUP
KITCHENER, ON

CIVIL:
MOOREFIELD EXCAVATING
HARRISTON, ON

LANDSCAPE:
GSP GROUP
KITCHENER, ON

GEOTECHNICAL
CMT ENGINEERING INC.
ST. CLEMENTS, ON

ELEC.
MIGHTON ENGINEERING
KITCHENER, ON

NOISE CONSULTANT:
JADE ACOUSTICS INC.
CONCORD, ON

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS



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Project number	24022
Date	06/16/2024
Drawn by	ASB
Checked by	KDI
Scale	

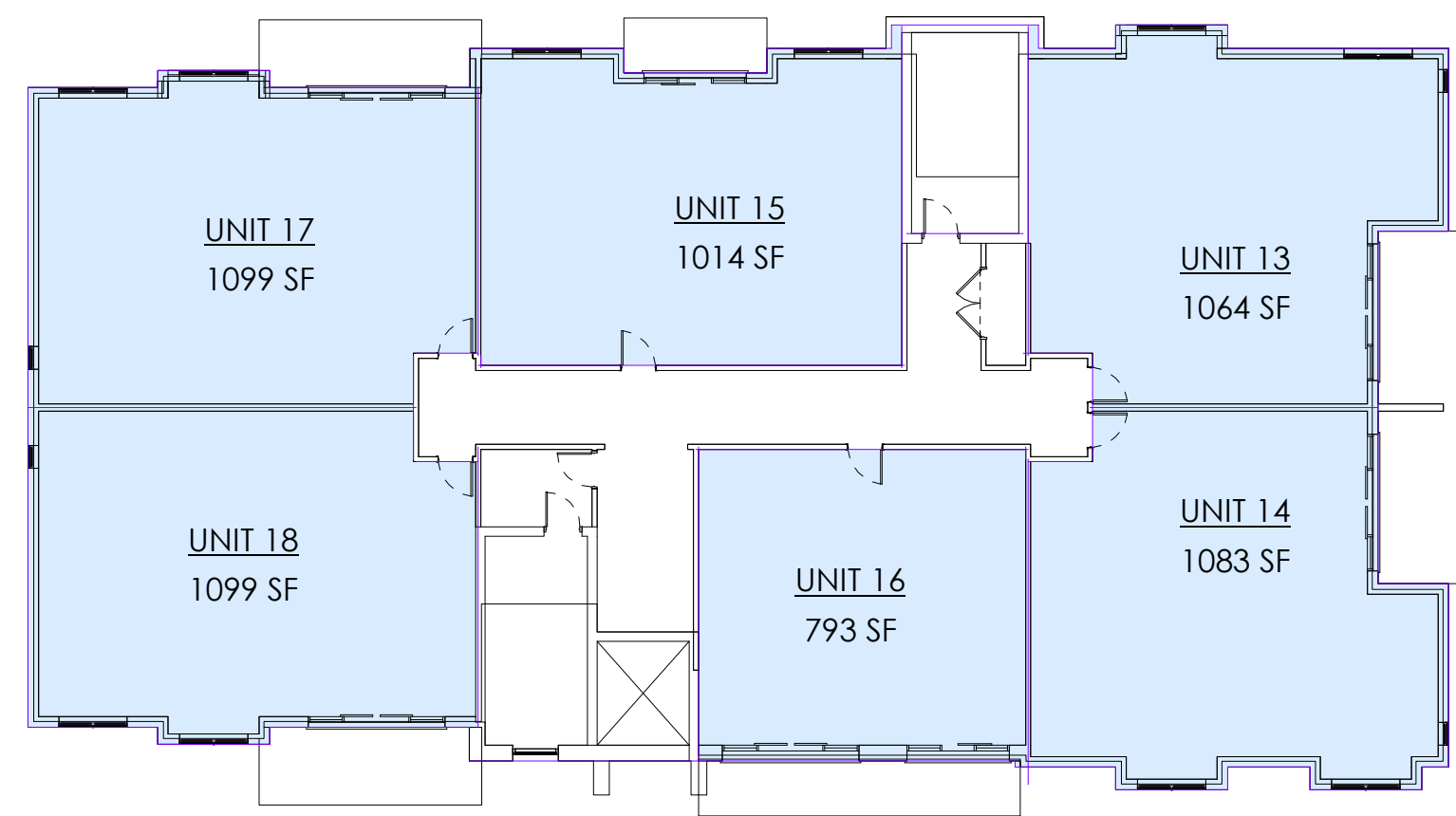
REVISIONS

No.	Description	Date

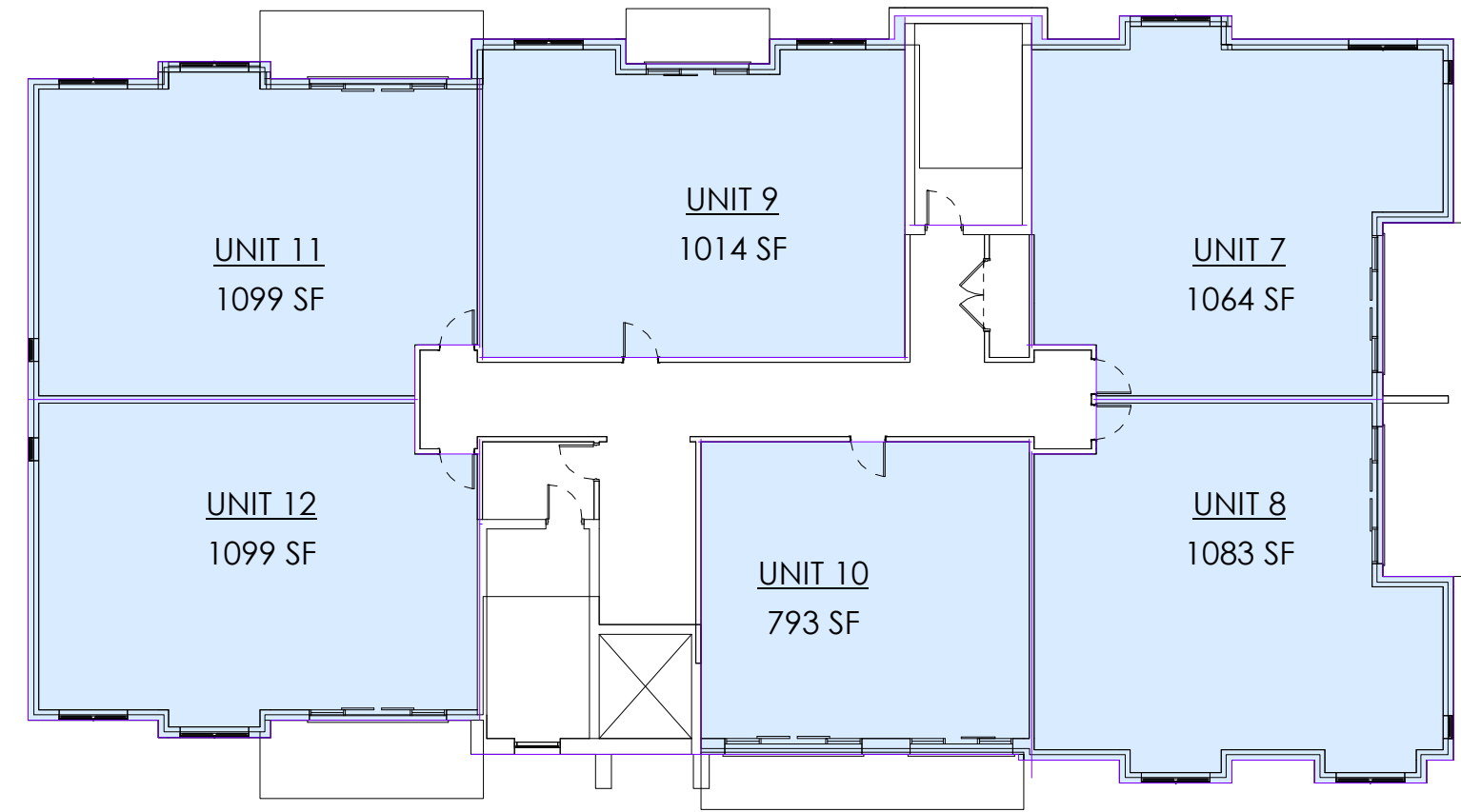
COVER SHEET

ASP-000

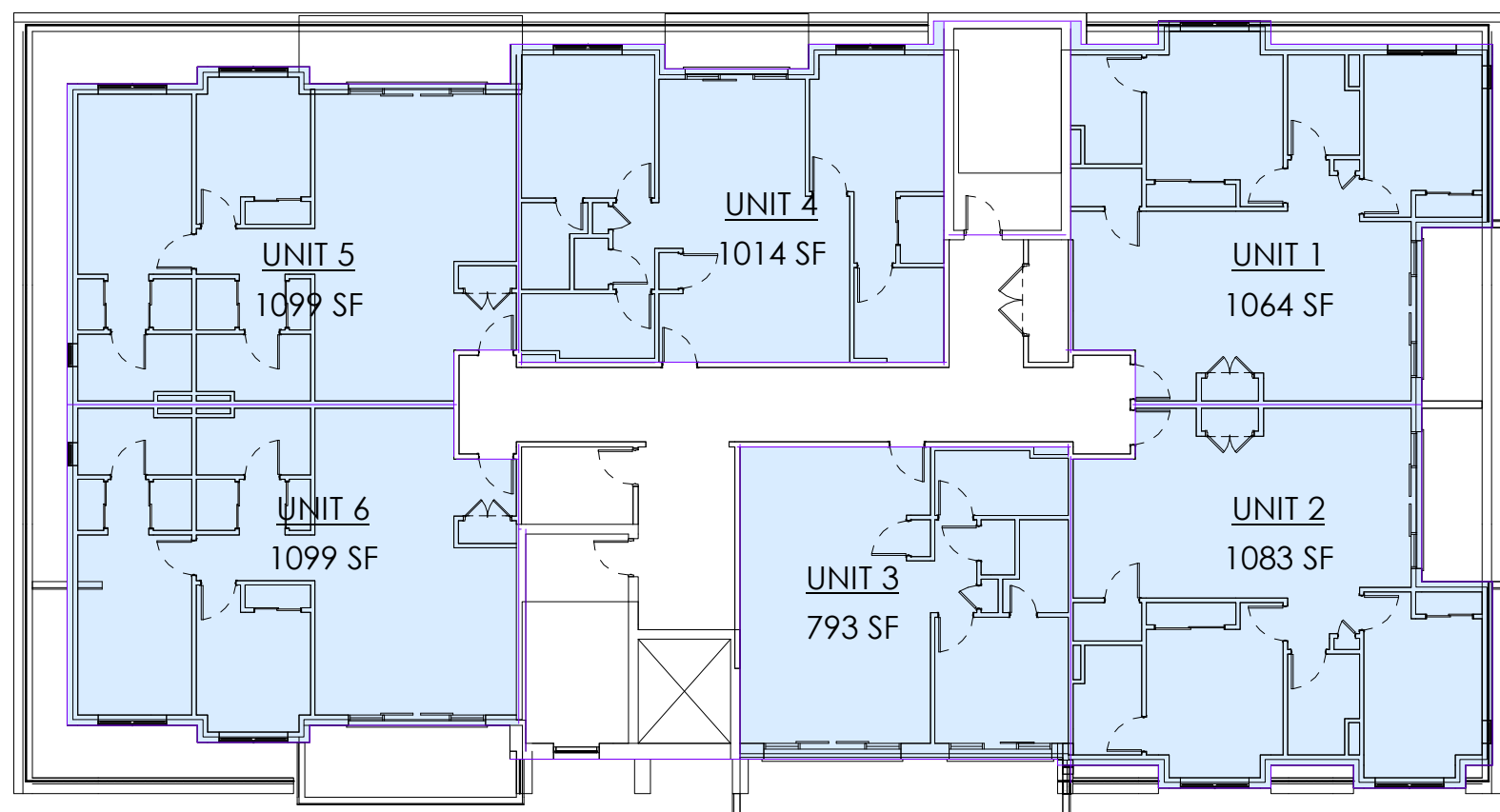
50 EMMA ST. GRAND VALLEY,
ON - APARTMENTS



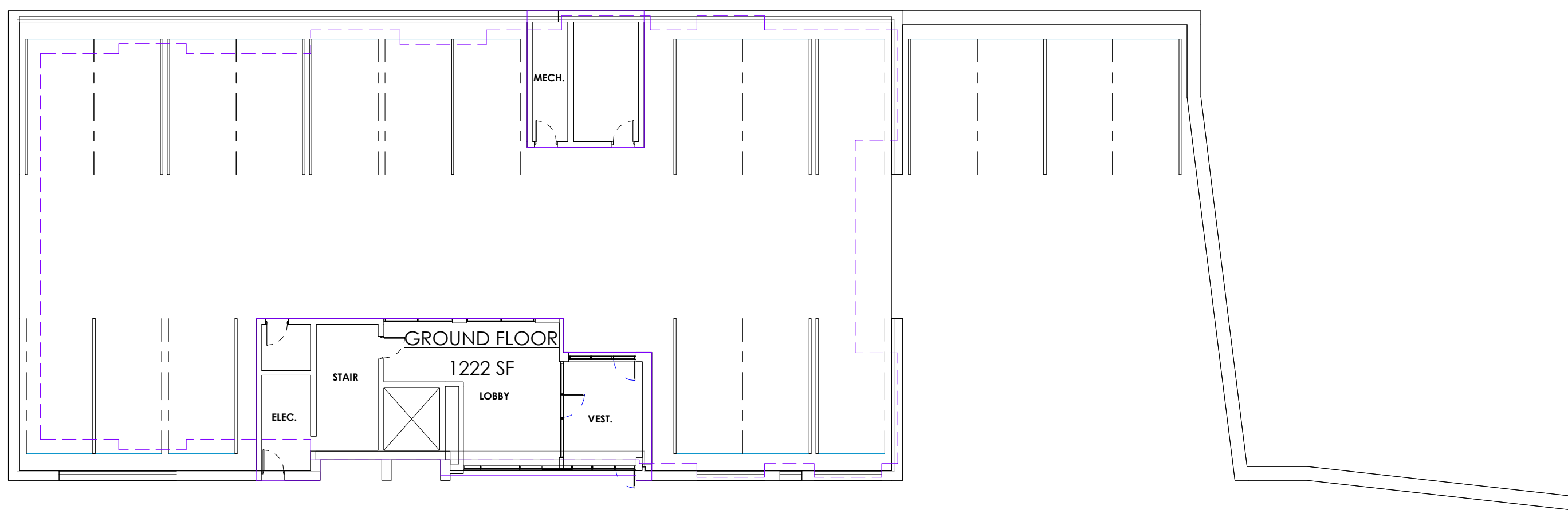
4 T/O FOURTH FLOOR
ASP-001 1/16" = 1'-0"



3 T/O THIRD FLOOR
ASP-002 1/16" = 1'-0"



2 T/O SECOND FLOOR
ASP-003 1/16" = 1'-0"



1 RENTABLE AREAS GROUND FLOOR
ASP-004 1/16" = 1'-0"

BUILDING AREA SUMMARY		
Name	Area	Area (Metric)
GROUND FLOOR	8905 SF	827 m ²
SECOND FLOOR	7483 SF	695 m ²
THIRD FLOOR	7483 SF	695 m ²
FOURTH FLOOR	7483 SF	695 m ²
Grand total	31355 SF	2913 m ²

UNIT AREA	
Name	Area
T/O GROUND FLOOR	
GROUND FLOOR	1222 SF
	1222 SF
T/O SECOND FLOOR	
UNIT 1	1064 SF
UNIT 2	1083 SF
UNIT 3	793 SF
UNIT 4	1014 SF
UNIT 5	1099 SF
UNIT 6	1099 SF
	6153 SF

T/O THIRD FLOOR	
UNIT 7	1064 SF
UNIT 8	1083 SF
UNIT 9	1014 SF
UNIT 10	793 SF
UNIT 11	1099 SF
UNIT 12	1099 SF
	6153 SF

T/O FOURTH FLOOR	
UNIT 13	1064 SF
UNIT 14	1083 SF
UNIT 15	1014 SF
UNIT 16	793 SF
UNIT 17	1099 SF
UNIT 18	1099 SF
	6153 SF
Grand total: 18	19682 SF

Name of Practice:		Name of Project:		Date:				
KHALSA DESIGN INC.		50 EMMA ST. GRAND VALLEY 4 STOREY APARTMENTS		MAY 13, 2024				
EAST GARAFRAXA, ON		Location:						
T. 647-468-2940		50 EMMA ST. GRAND VALLEY, ON						
Ontario Building Code Data Matrix - Part 3				Building Code Reference 1				
3.00	BUILDING CODE VERSION: <u>Q. Reg. 332/12</u> Last Amendment <u>Q. Reg. 191/14</u>							
3.01	PROJECT TYPE:	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> RENOVATION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION AND RENOVATION		[A] 1.1.2.				
3.02	MAJOR OCCUPANCY CLASSIFICATION:	DESCRIPTION: 4 STOREY APARTMENTS OCCUPANCY: GROUND FLOOR Storage - Group F2 2ND TO 6TH FLOOR Residential - Group C USE: COVERED PARKING GARAGE APARTMENTS		3.1.2.1.(1)				
3.03	SUPERIMPOSED MAJOR OCCUPANCIES:	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES DESCRIPTION:		3.2.2.7.				
3.04	BUILDING AREA (M2)	DESCRIPTION:	EXISTING NEW TOTAL	[A] 1.4.1.2.				
			N/A 827 m ² 827 m ²					
3.05	GROSS AREA (M2)	DESCRIPTION:	EXISTING NEW TOTAL	[A] 1.4.1.2.				
			N/A 2913 m ² 2913 m ²					
3.06	MEZZANINE AREA (M2)	DESCRIPTION:	EXISTING NEW TOTAL	3.2.1.1.				
			N/A N/A N/A					
3.07	BUILDING HEIGHT	<u>4</u> STOREYS ABOVE GRADE <u>0</u> STOREYS BELOW GRADE <u>14.9</u> (M) ABOVE GRADE		[A] 1.4.1.2. & 3.2.1.1.				
3.08	HIGH BUILDING	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		3.2.6.				
3.09	NUMBER OF STREETS/FIREFIGHTER ACCESS	<u>1</u> STREET		3.2.2.10. & 3.2.5.				
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.45 Group C, up to 4 Storeys, Sprinklered		3.2.2.43				
3.11	SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED PROPOSED: <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> NONE <input checked="" type="checkbox"/> IN LIEU OF ROOF RATING		3.2.1.5. & 3.2.2.17.				
3.12	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED		3.2.9.				
3.13	FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED PROPOSED: <input type="checkbox"/> SINGLE STAGE <input checked="" type="checkbox"/> TWO STAGE <input type="checkbox"/> NONE		3.2.4.				
3.14	WATER SERVICE / SUPPLY IS ADEQUATE	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES						
3.15	CONSTRUCTION TYPE:	RESTRICTION: <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED ACTUAL: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> COMBINATION HEAVY TIMBER CONSTRUCTION: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		3.2.2.43 & 3.2.1.4.				
3.16	IMPORTANCE CATEGORY:	<input type="checkbox"/> LOW <input type="checkbox"/> LOW HUMAN OCCUPANCY <input type="checkbox"/> POST-DISASTER SHELTER <input checked="" type="checkbox"/> NORMAL <input type="checkbox"/> HIGH <input type="checkbox"/> MINOR STORAGE BUILDING <input type="checkbox"/> EXPLOSIVE OR HAZARDOUS SUBSTANCES <input type="checkbox"/> POST-DISASTER		4.1.2.1.(3) & 4.1.2.1.8				
3.17	SEISMIC HAZARD INDEX	(IE FA SA (0.2)) = <u> </u> tbd SEISMIC DESIGN REQUIRED FOR TABLE 4.1.8.18. ITEMS 6 TO 21: (IE FA SA (0.2)) ≥ 0.35 OR POST-DISASTER) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		4.1.2.1.(3) 4.1.8.18.(2)				
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD (PERSONS)	3.1.17.		
		2nd-6th Floor: Apartments	C	33 bedrooms	66			
				TOTAL	66 persons			
3.19	BARRIER-FREE DESIGN:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXPLANATION		3.8.				
3.20	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO EXPLANATION		3.3.1.2. & 3.3.1.19.				
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING	SUPPORTING ASSEMBLY	NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.43 & 3.2.1.4.		
		FLOORS	1HR	1HR	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A			
		MEZZANINE	N/A	N/A	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A			
		ROOF	NO	NO	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A			
3.22	SPATIAL SEPARATION	WALL	EBF AREA (m ²)	L/D (M)	L/H OR H/L	REQUIRED CONSTRUCTION TYPE REQUIRED	CLADDING TYPE REQUIRED	3.2.3.
		North	N/A	>9 m	0HR	<input type="checkbox"/> NONCOMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
		South	223.43	3.5m	1HR	<input type="checkbox"/> NONCOMBUSTIBLE <input checked="" type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
		East	N/A	>9 m	0HR	<input type="checkbox"/> NONCOMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
		West	N/A	>9 m	0HR	<input type="checkbox"/> NONCOMBUSTIBLE <input type="checkbox"/> NONCOMBUSTIBLE	<input type="checkbox"/> NONCOMBUSTIBLE	
3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE				3.7.4.	
		FLOOR LEVEL/AREA	OCCUPANT LOAD	IBC REFERENCE	FIXTURES REQUIRED	FIXTURES PROVIDED		
		1st Floor/ Parking Garage	0					
		2nd-4th floor (Apartments)	66	3.7.4.5	1/1	1 per unit		
3.24	ENERGY EFFICIENCY:	COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE CLIMATIC ZONE: 6 (GAS HEATING USE)						
3.24	NOTE:							

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS



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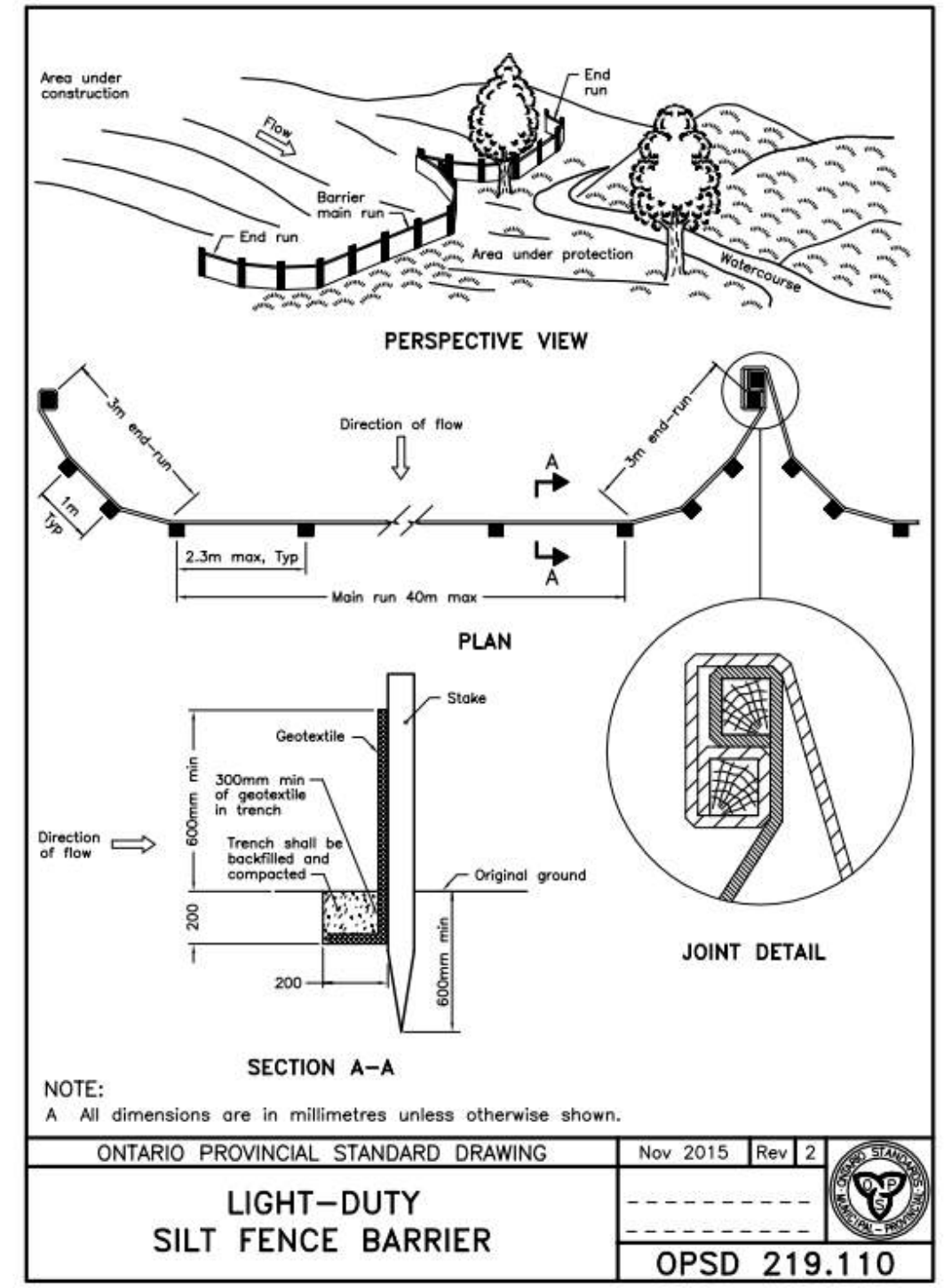
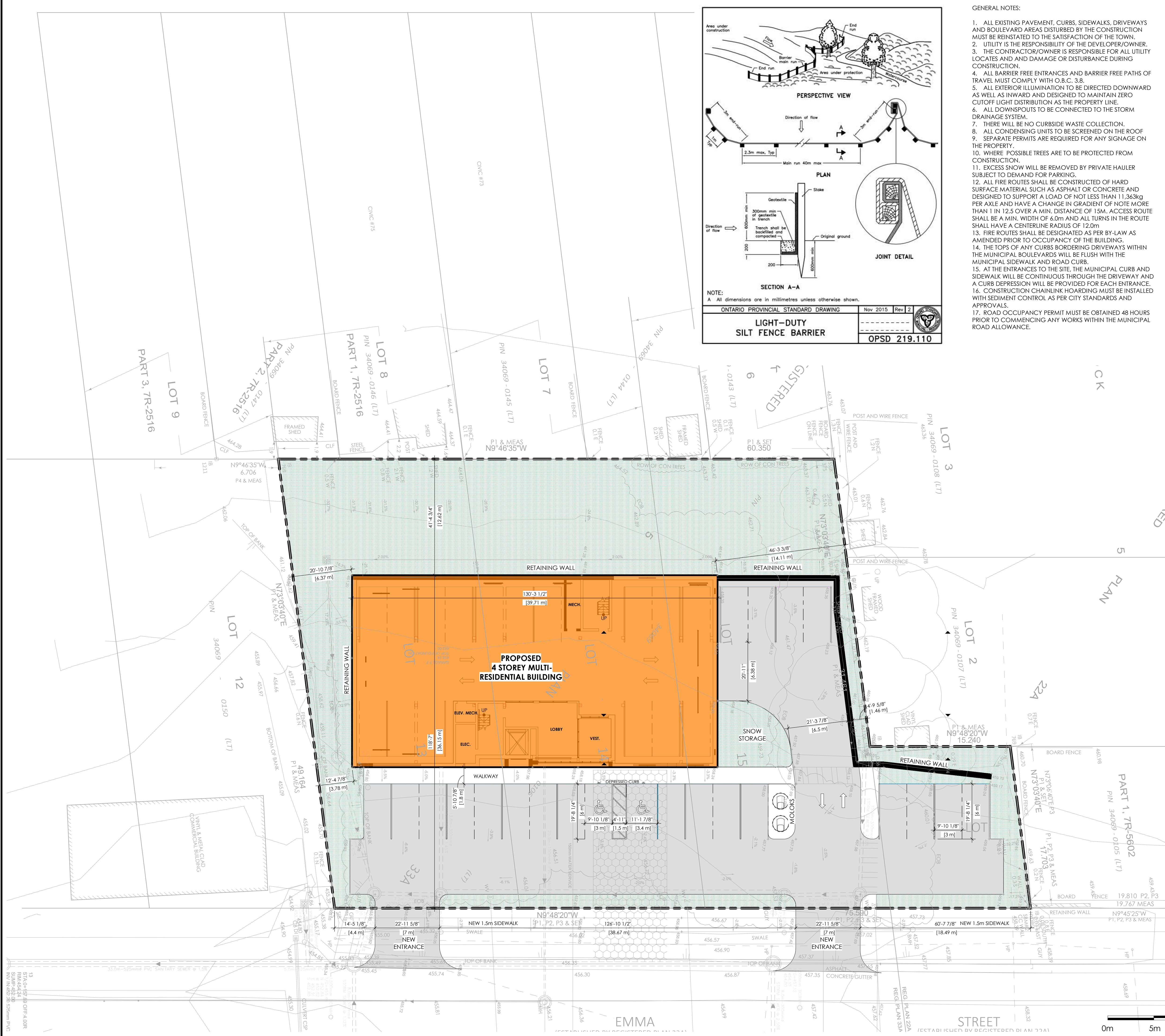
Project number 24022
Date 06/16/2024
Drawn by ASB
Checked by KDI
Scale As indicated

REVISIONS		
No.	Description	Date

AREA PLANS

ASP-001

50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



- GENERAL NOTES:
1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
 2. UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
 3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
 4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
 5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
 6. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
 7. THERE WILL BE NO CURBSIDE WASTE COLLECTION.
 8. ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
 9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
 10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
 11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
 12. ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOTE MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0m AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0m
 13. FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDINGS.
 14. THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
 15. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 16. CONSTRUCTION CHAINLINK HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY STANDARDS AND APPROVALS.
 17. ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

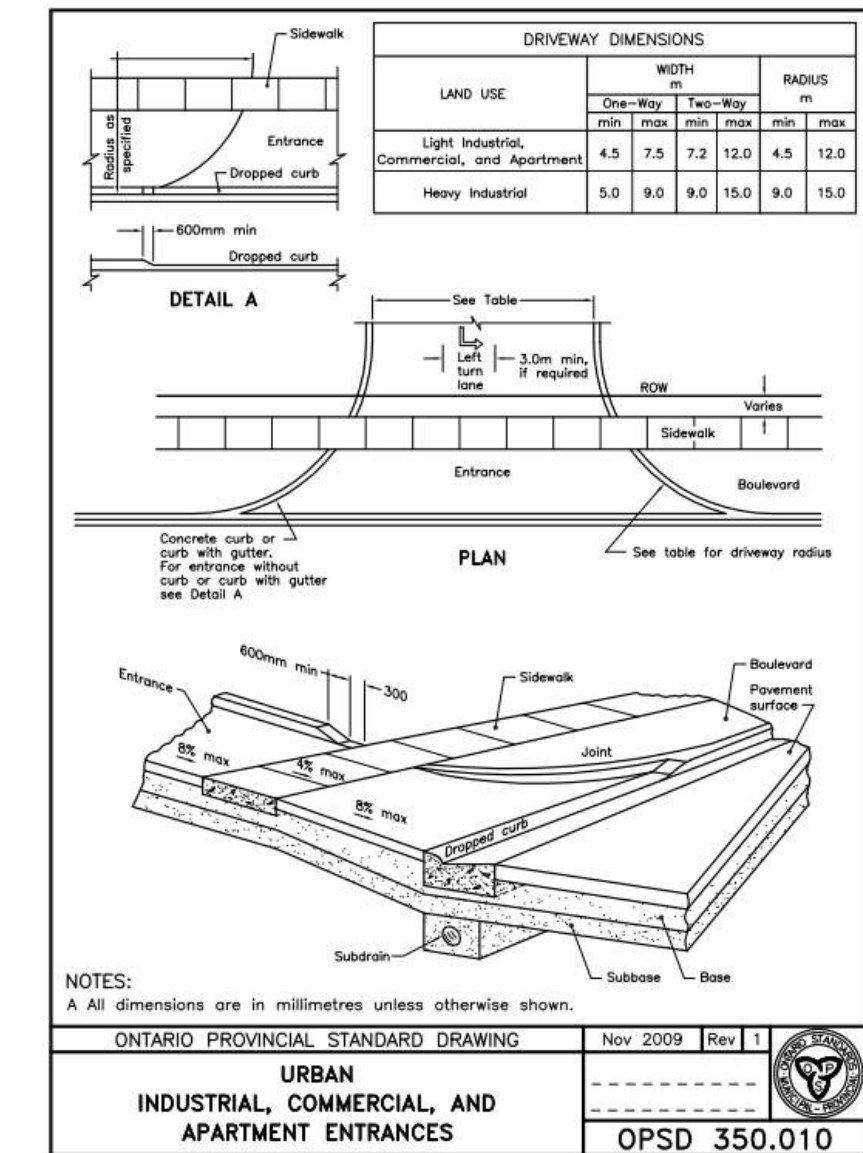
SITE PLAN APPLICATION NO.
SP XX-XXX
 PART OF LOT 1, BLOCK 5
 REGISTERED PLAN 22A AND PARTS OF
 LOTS 13, 14 & 15 BLOCK 5 REGISTERED
 PLAN 33A
 TOWN OF GRAND VALLEY
 COUNTY OF DUFFERIN



PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2009 Rev 1
URBAN INDUSTRIAL, COMMERCIAL, AND APARTMENT ENTRANCES
 OPSD 350.010

ZONING TABLE		
ZONE - CD(P)-3 (DOWNTOWN COMMERCIAL)		
CD	PROPOSED	
MINIMUM LOT AREA	N/A	34,541.78 ft ²
MINIMUM LOT FRONTAGE	N/A	3209.03 m
MAXIMUM BUILDING AREA	75%	25.78%
		(827 m ²)
MINIMUM FRONT YARD	N/A	15.25 m
MINIMUM EXTERIOR SIDE YARD	N/A	N/A
MINIMUM SIDE YARD	N/A	3.78 m
MINIMUM REAR YARD	4.5 m	12.42 m
MAXIMUM BUILDING HEIGHT	12 m	13.06 m

	PROPOSED BUILDING	827 m ²
TOTAL LOT COVERAGE		827 m ²

PARKING / LOADING CALCULATIONS			
VEHICLES	ZONING	REQUIRED	PROVIDED
VEHICLES		38	38
BARRIER FREE PARKING (included in count)		2	2
LOADING SPACE		0	0
TOTAL VEHICLE PARKING		38	38

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Project number 24022
 Date 06/16/2024
 Drawn by ASB
 Checked by KDI
 Scale As indicated

REVISIONS

No.	Description	Date

SITE PLAN

ASP-100
 50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



Scale: 1" = 1'-0"
 0m 5m 10m 15m



TYPE A

1-SIGN FACE

BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW
 - ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 - SIGN LOCATION FOR
 - MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
 - WHERE AN UNOBSTRUCTED BUILDING FACIES LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.
- POST**
- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING
 - REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (<http://www.impactrecovery.com/>) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS.

TYPE B

2-MOUNTING DETAIL

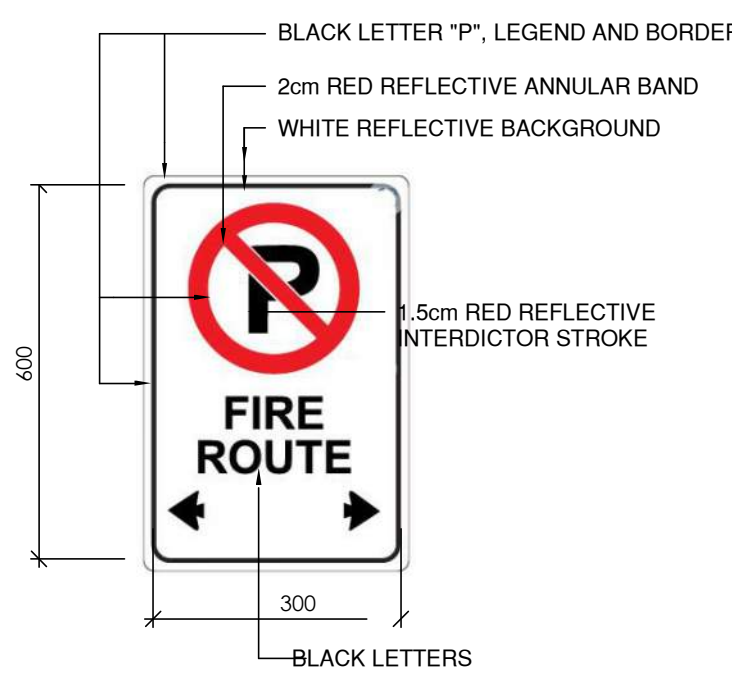
SIGN FACE

- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- HOLES-METRO PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX-HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD-SHIELD MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

1 DETAIL - FIRE ROUTE & BF PARKING SIGN

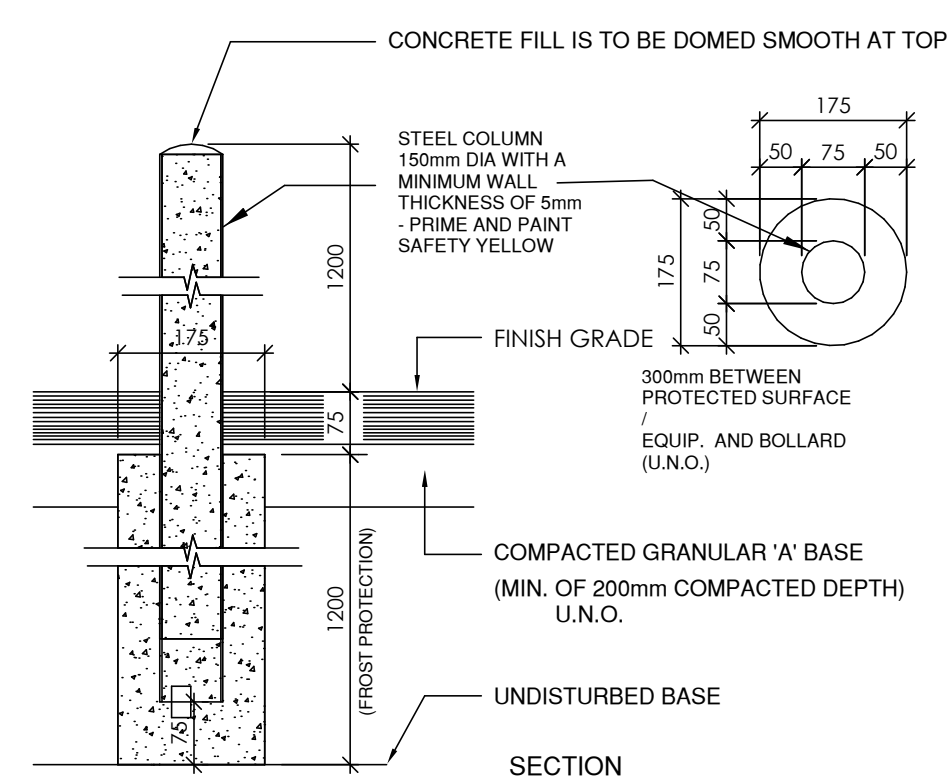


1-FIRE ROUTE SIGN FACE

- SIGNS TO BE SET AN ANGLE OF NOT LESS THAN 30° AND NO MORE THAN 45° TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC
- SIGNS TO BE PLACED ON EITHER SIDES (STAGGERED) TO THE FIRE ACCESS ROUTE AT INTERVALS OF NOT MORE THAN 30m APART
- SIGNS SHALL NOT EXCEED 2m AND NOT LESS THAN 1.5m IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISHED PAVEMENT GRADE

2 SPARE

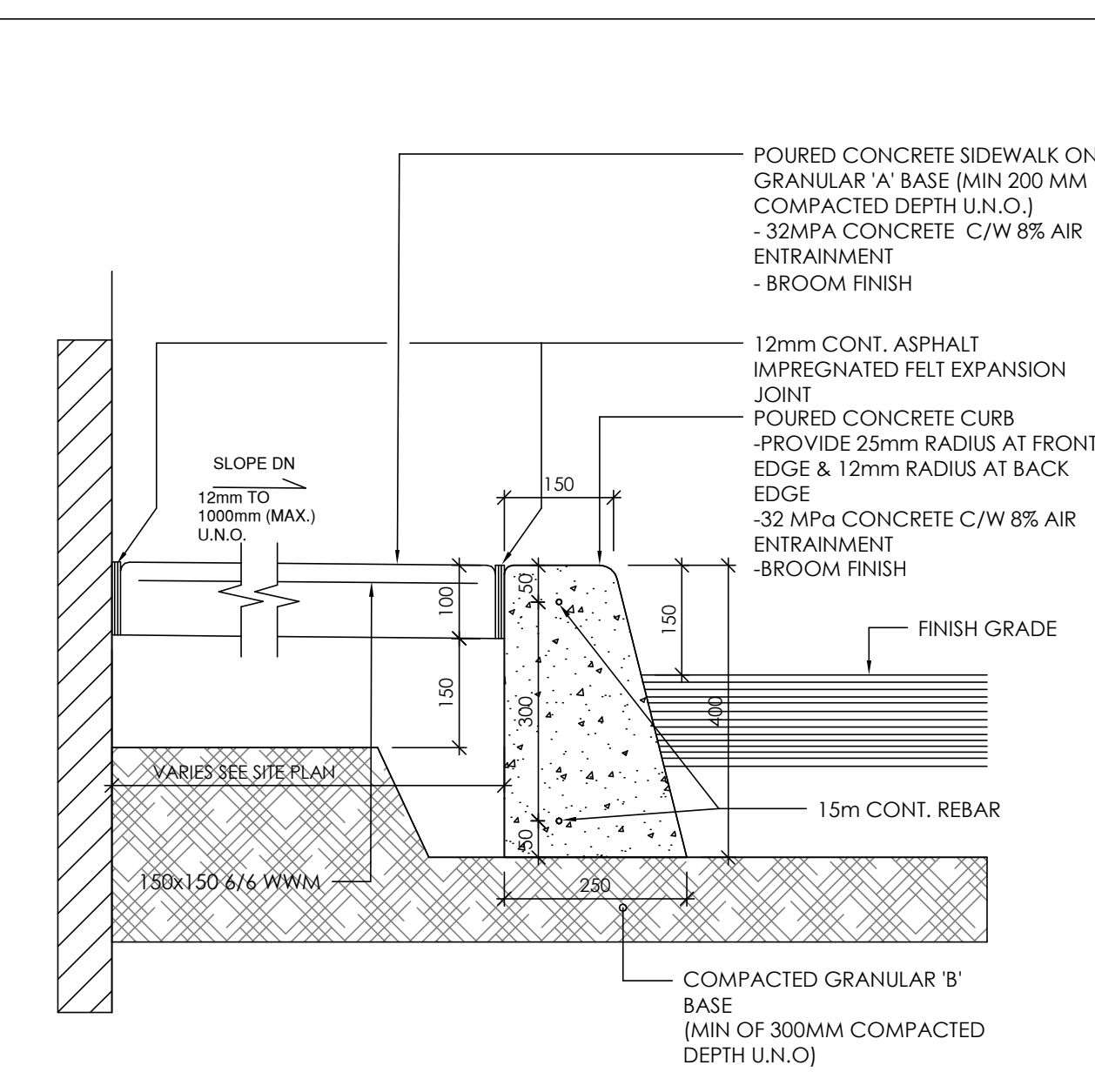
A101a



SECTION

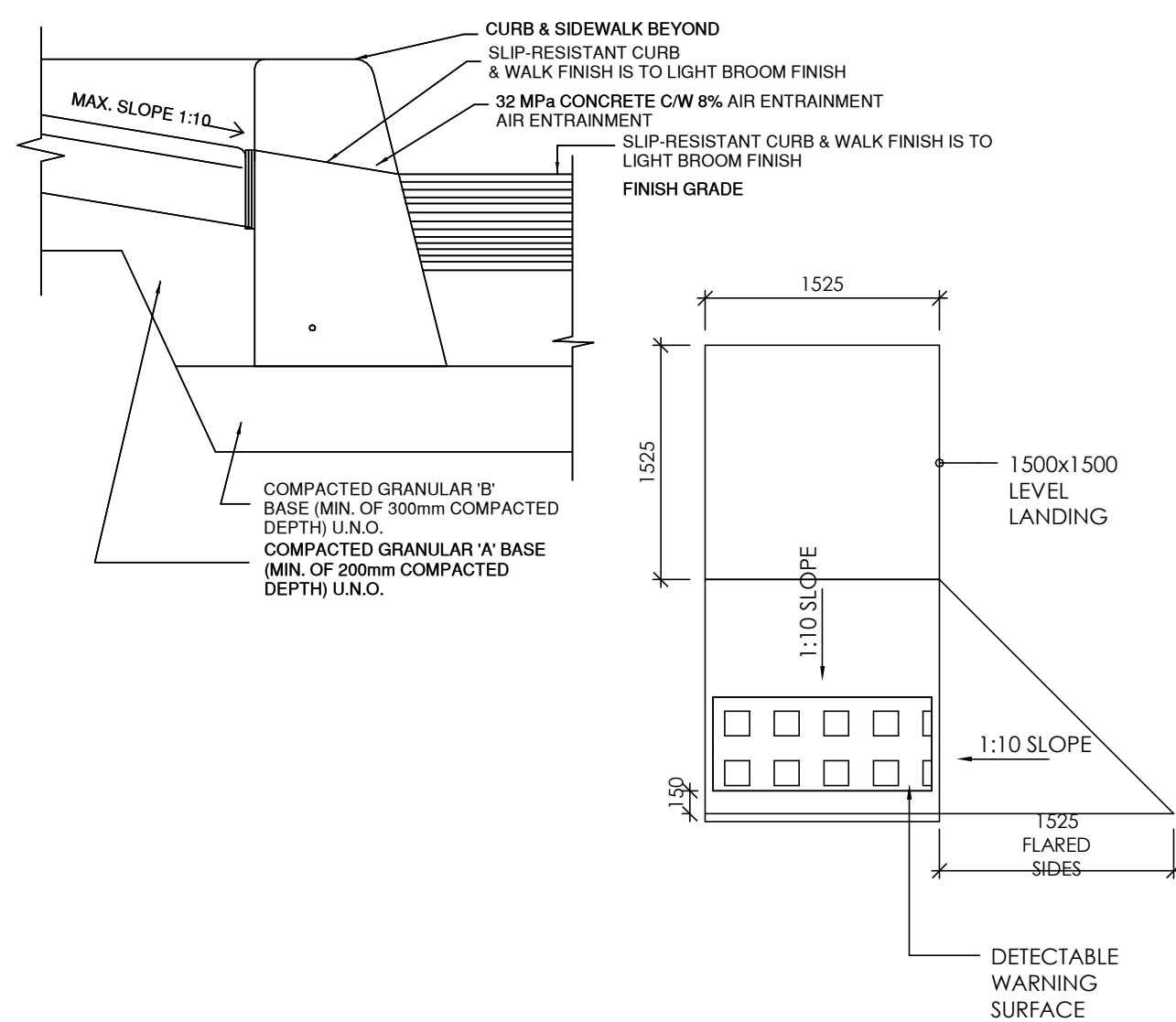
3 DETAIL - TYP BOLLARD

A101a



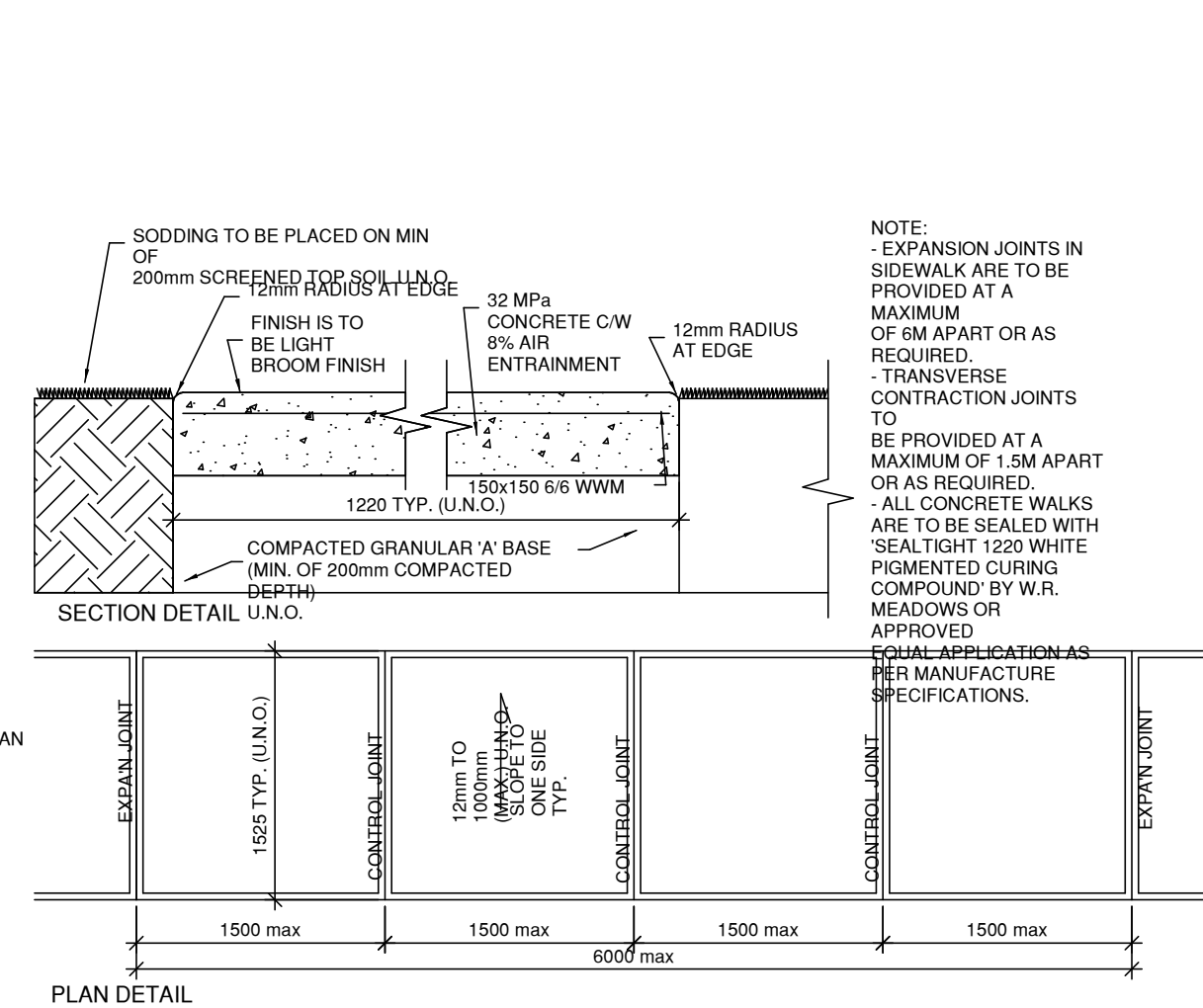
5 SECTION DETAIL - CONC CURB @ SIDEWALK

A101a



6 DETAIL - TYP B.F. RAMP DEPRESSION

A101a

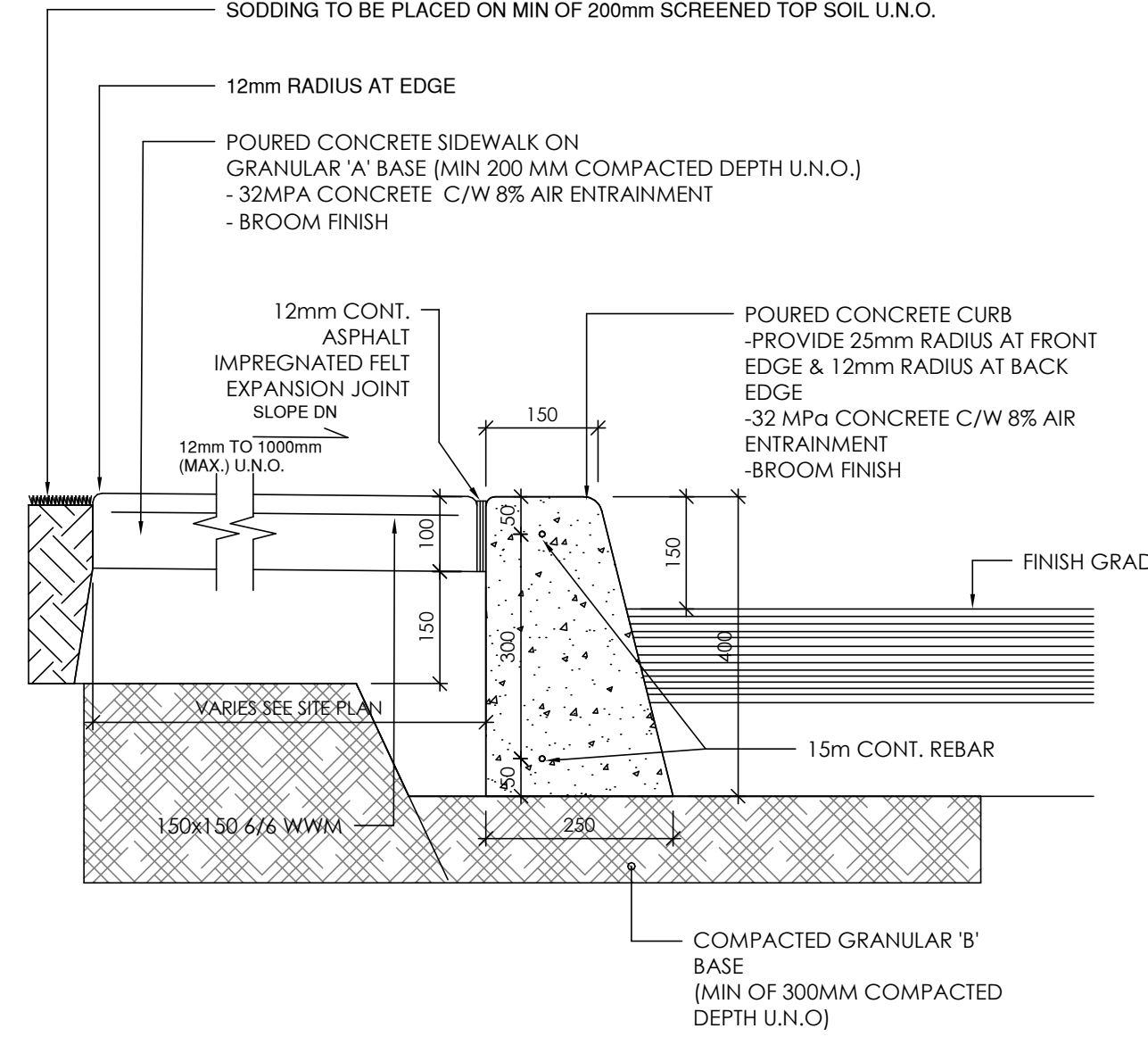


PLAN

PLAN DETAIL

7 DETAIL - CONC SIDEWALK

A101a



8 SECTION DETAIL - CONC CURB @ SIDEWALK

A101a

9 VAUGHAN REFUSE TRUCK

A101a

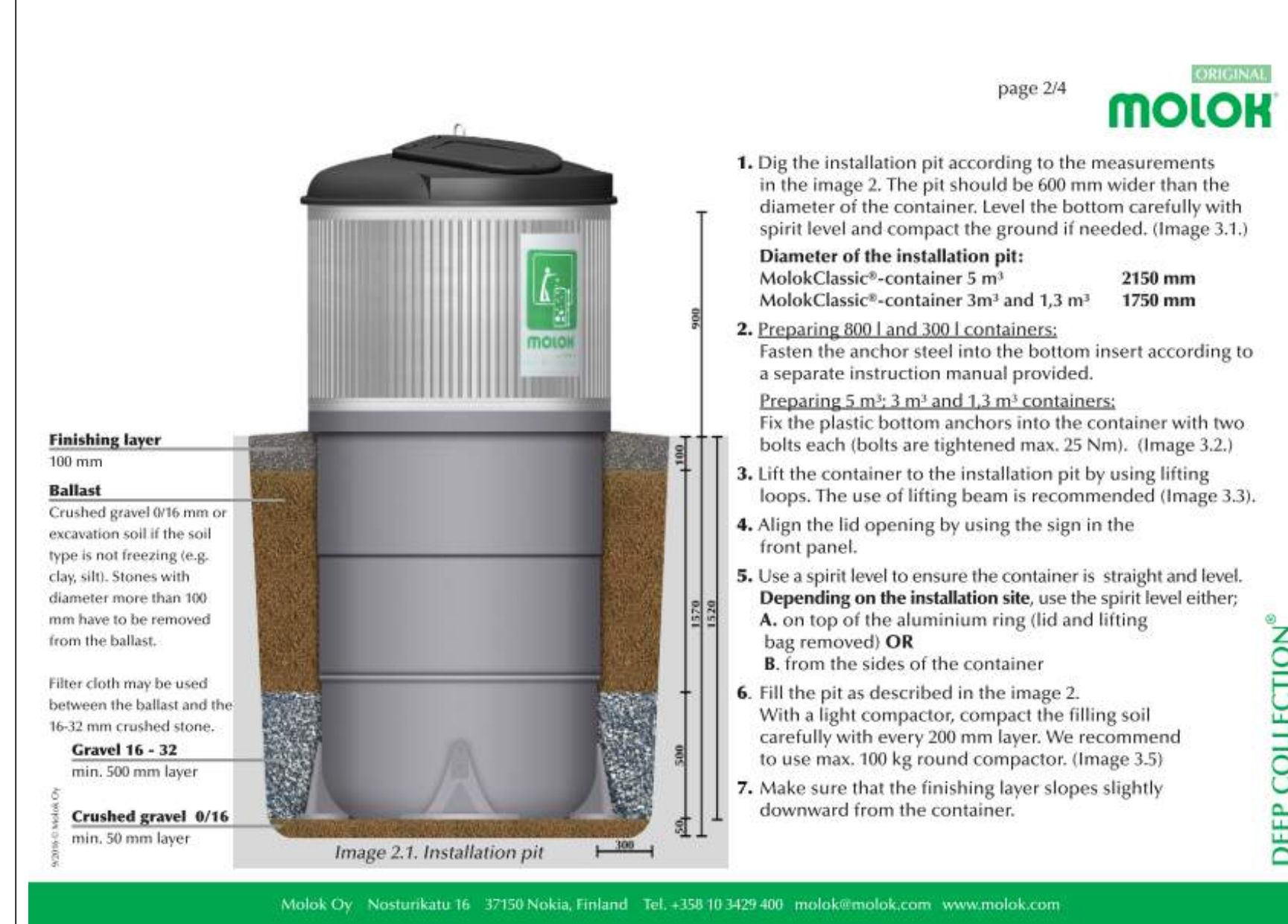


Image 2.1. Installation pit

Molok Oy, Nosturkatu 16, 37150 Nokia, Finland, Tel. +358 10 3429 400, molok@molok.com, www.molok.com

10 A101

N.T.S.

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS

ARCHITECT
KHALSA DESIGN INC.



KHALSA
BRAMPTON, ON
T: 647-468-2940

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REGISTRATION

AMRITPAL SINGH BANSAI
LICENCE 8524
ISSUED FOR SITE PLAN APPROVAL

Project number	24022
Date	06/16/2024
Drawn by	ASB
Checked by	KDI
Scale	1 : 9

REVISIONS

No.	Description	Date

SITE PLAN DETAILS

ASP-101
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

ROOM MIX							
ROOM TYPE	GND	2ND	3RD	4TH	TOTAL		
1 BED	-	1	1	1	3		
2 BED	-	5	5	5	15		
TOTAL	-	6	6	6	18		

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SHELDON CREEK DEVELOPMENTS

ARCHITECT
KHALSA DESIGN INC.



KHALSA
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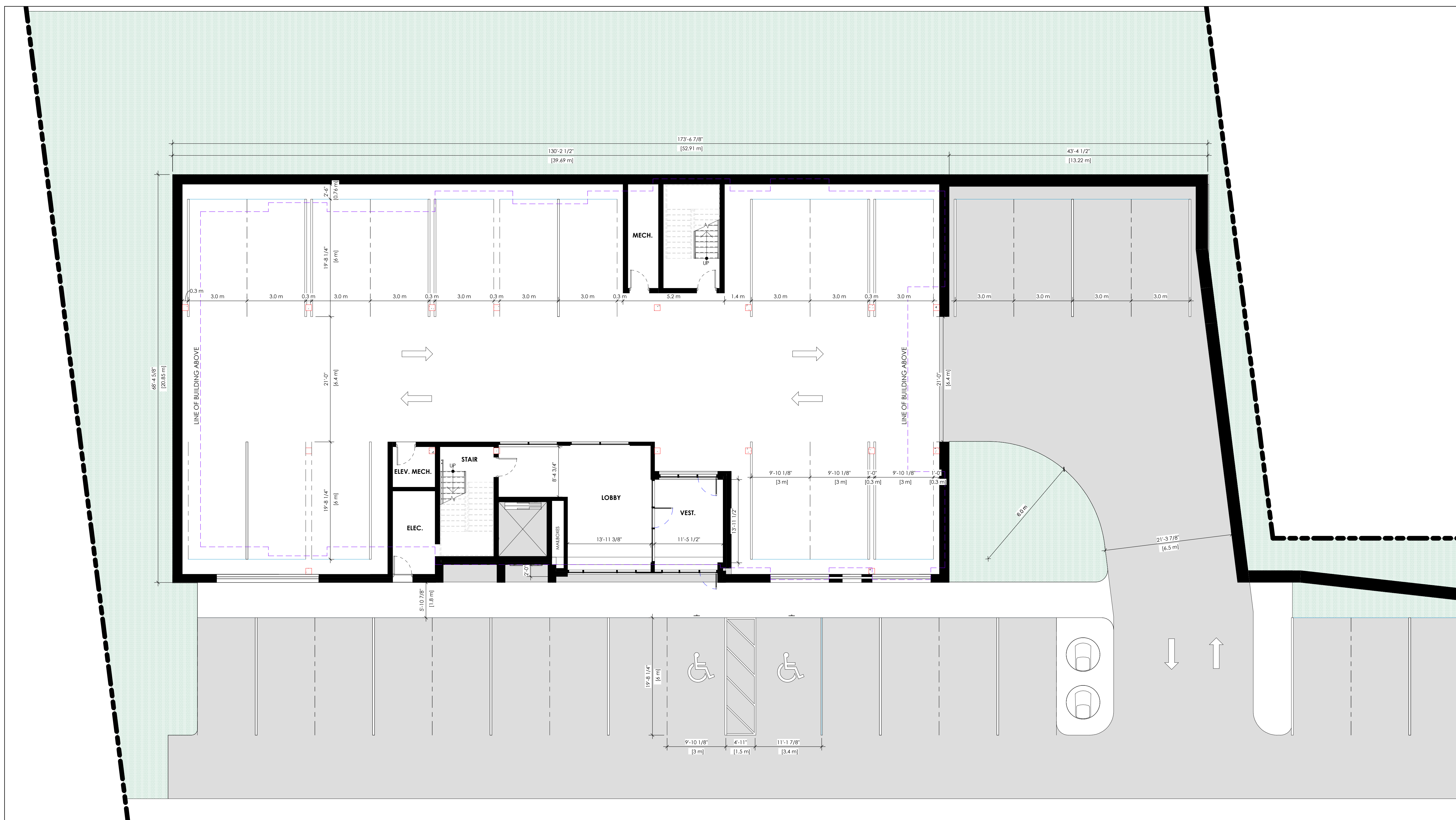
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1ST FLOOR PLAN

ASP-201

50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



1 SD_GROUND FLOOR
 ASP-201 1/8" = 1'-0"

ROOM MIX							
ROOM TYPE	GND	2ND	3RD	4TH		TOTAL	
1 BED	-	1	1	1		3	-
2 BED	-	5	5	5		15	
TOTAL	-	6	6	6		18	

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REGISTRATION

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Project number	24022
Date	06/16/2024
Drawn by	ASB
Checked by	KDI
Scale	As indicated

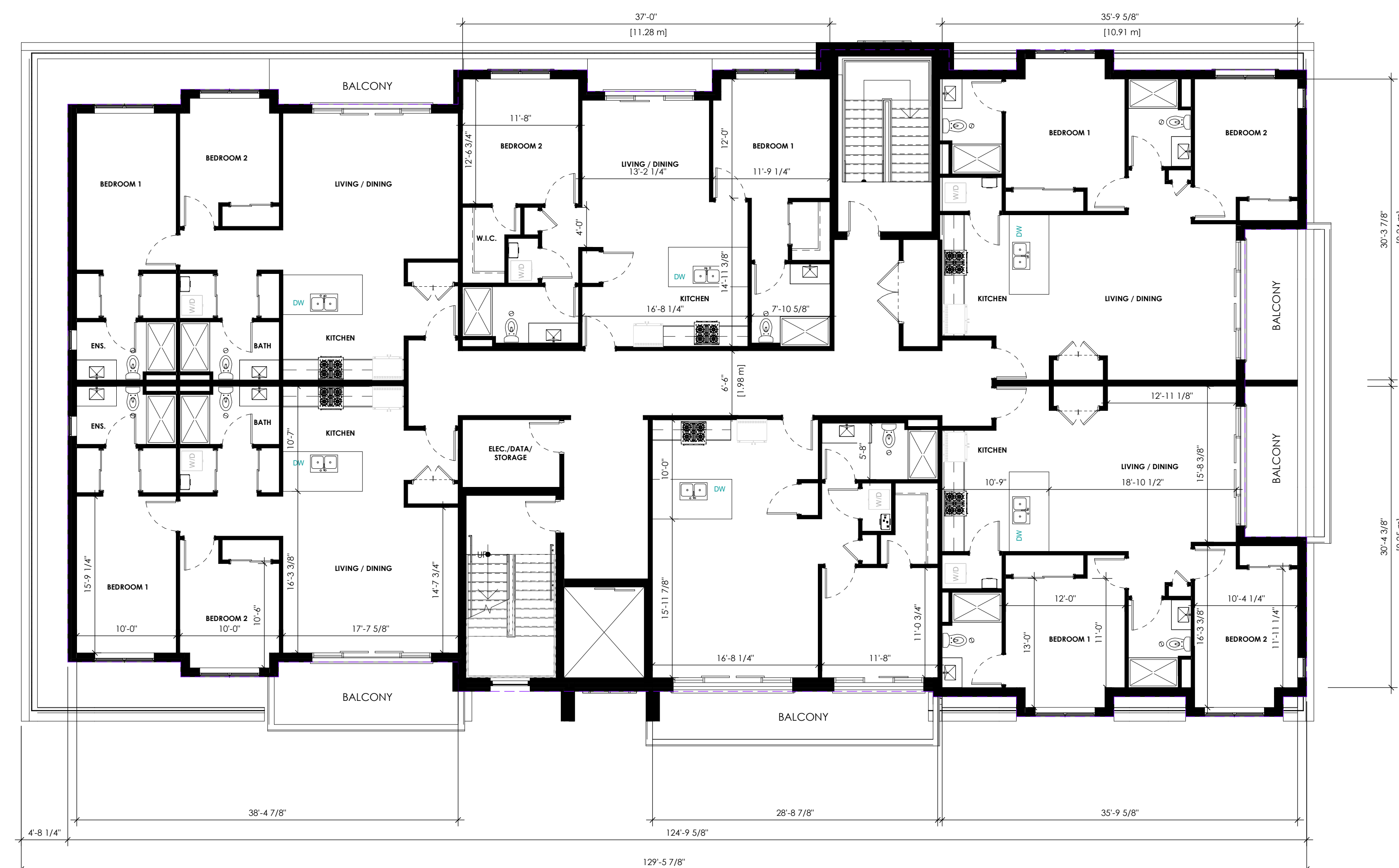
REVISIONS

No.	Description	Date

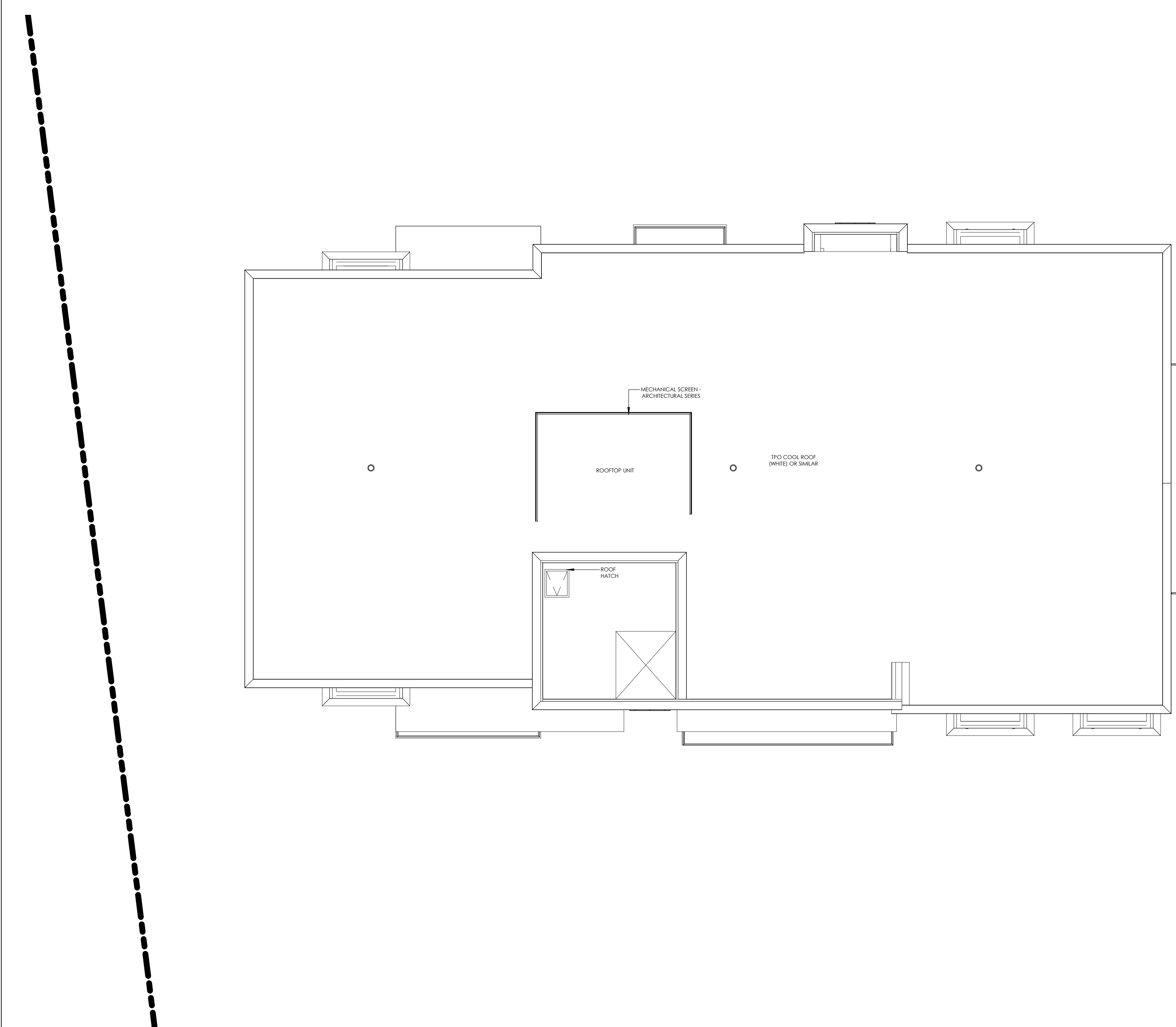
2ND FLOOR PLAN

ASP-202

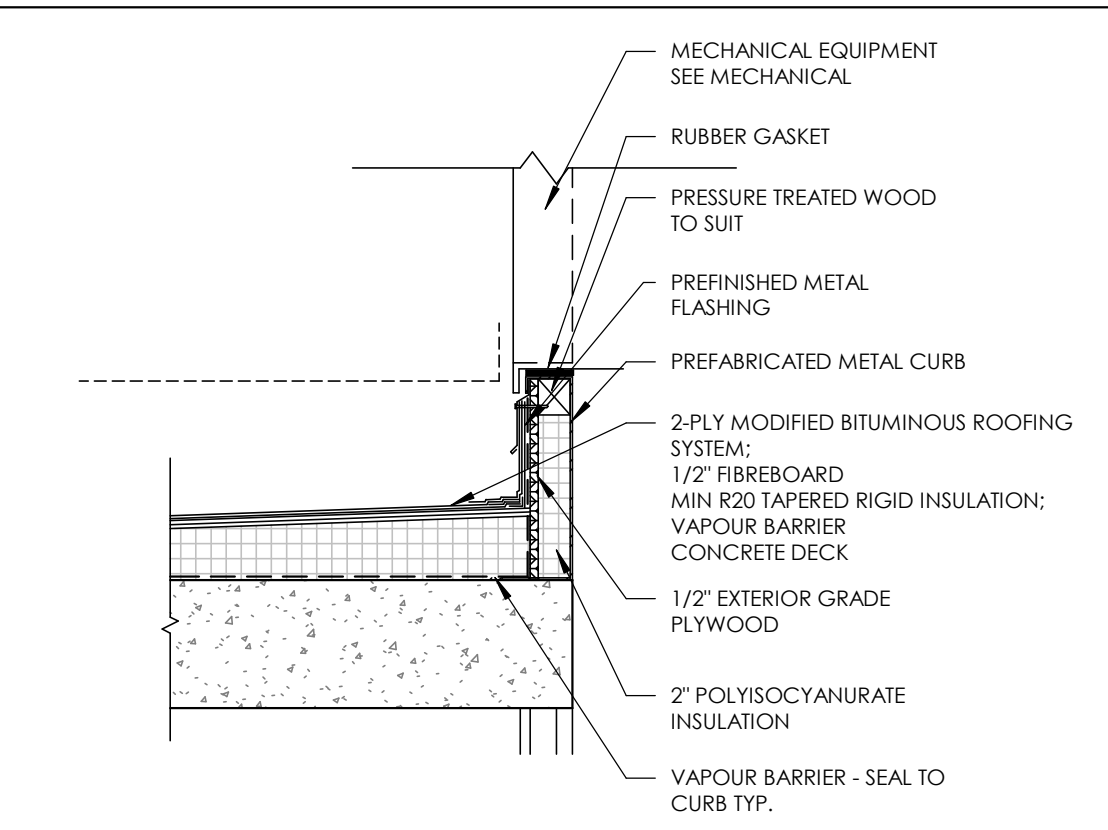
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



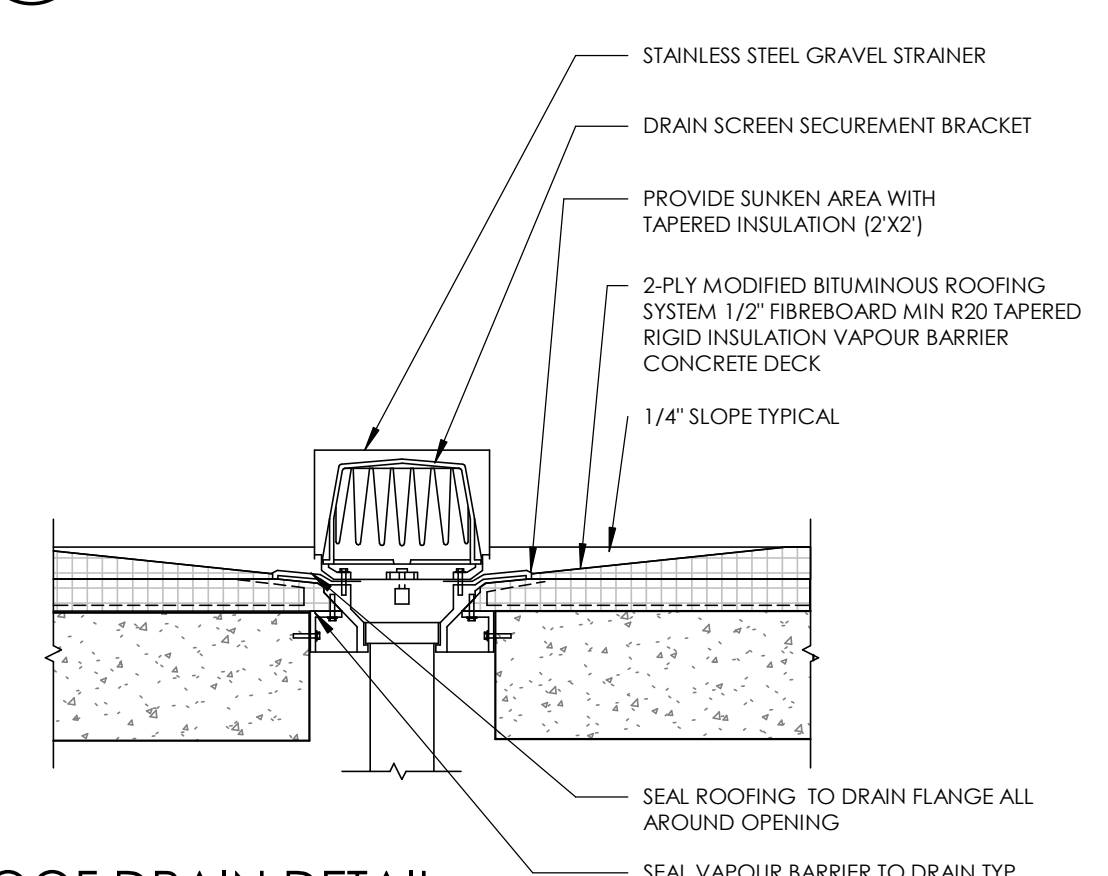
1 SD_SECOND FLOOR
 ASP-20 1/8" = 1'-0"



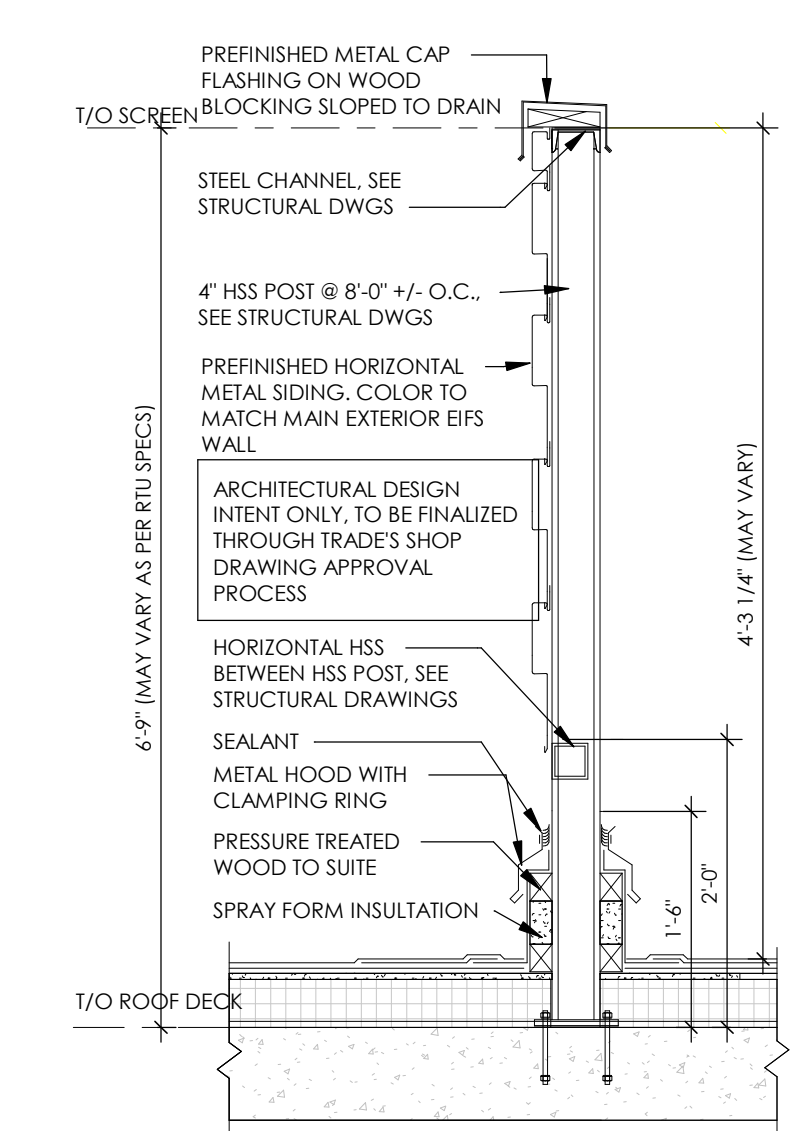
1 ROOF PLAN
1/8" = 1'-0"



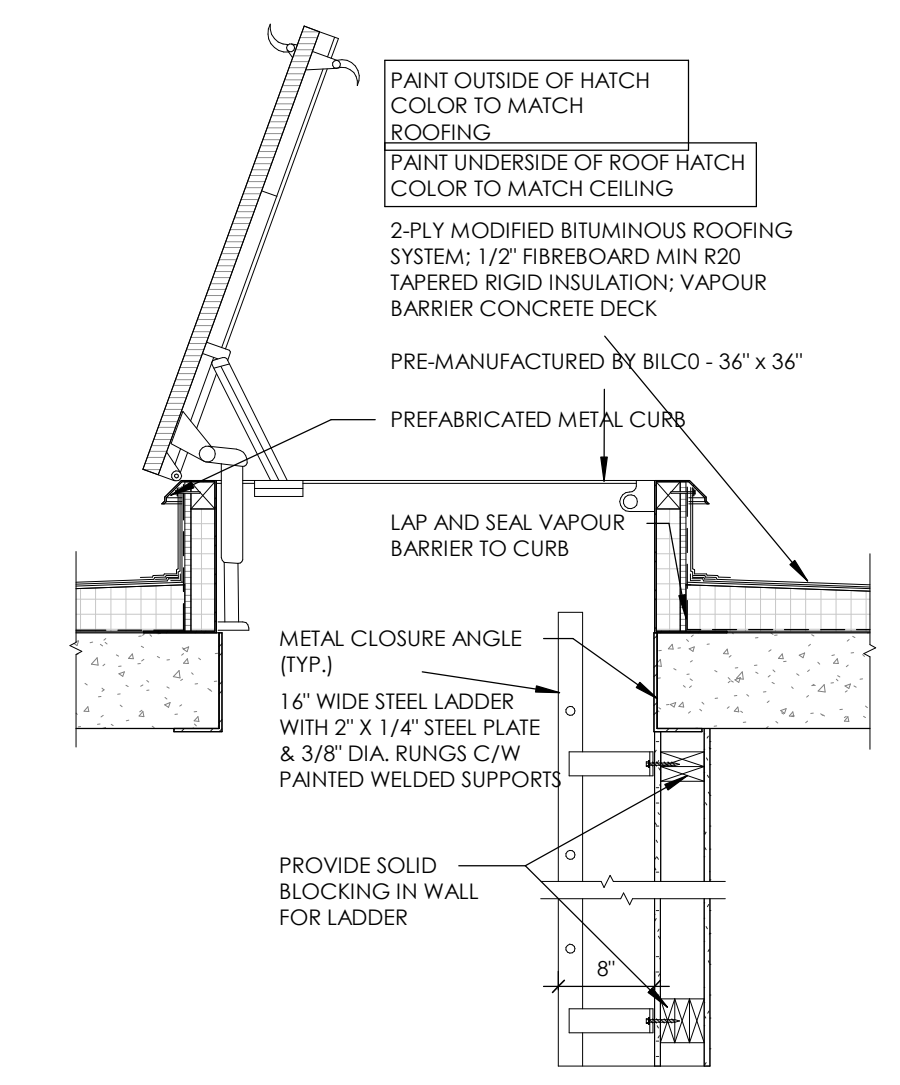
3 MECHANICAL CURB DETAIL
1" = 1'-0"



5 ROOF DRAIN DETAIL
1" = 1'-0"



4 ROOF SCREEN DETAIL
3/4" = 1'-0"



2 ROOF ACCESS HATCH DETAIL
3/4" = 1'-0"

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS

ARCHITECT
KHALSA DESIGN INC.

KHALSA
BRAMPTON, ON
T: 647-468-2940

CONSULTANTS:

TPO COOL ROOF (WHITE) OR SIMILAR

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ONTARIO ASSOCIATION OF ARCHITECTS
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AMRITPAL SINGH BANSAL
LICENCE 8524
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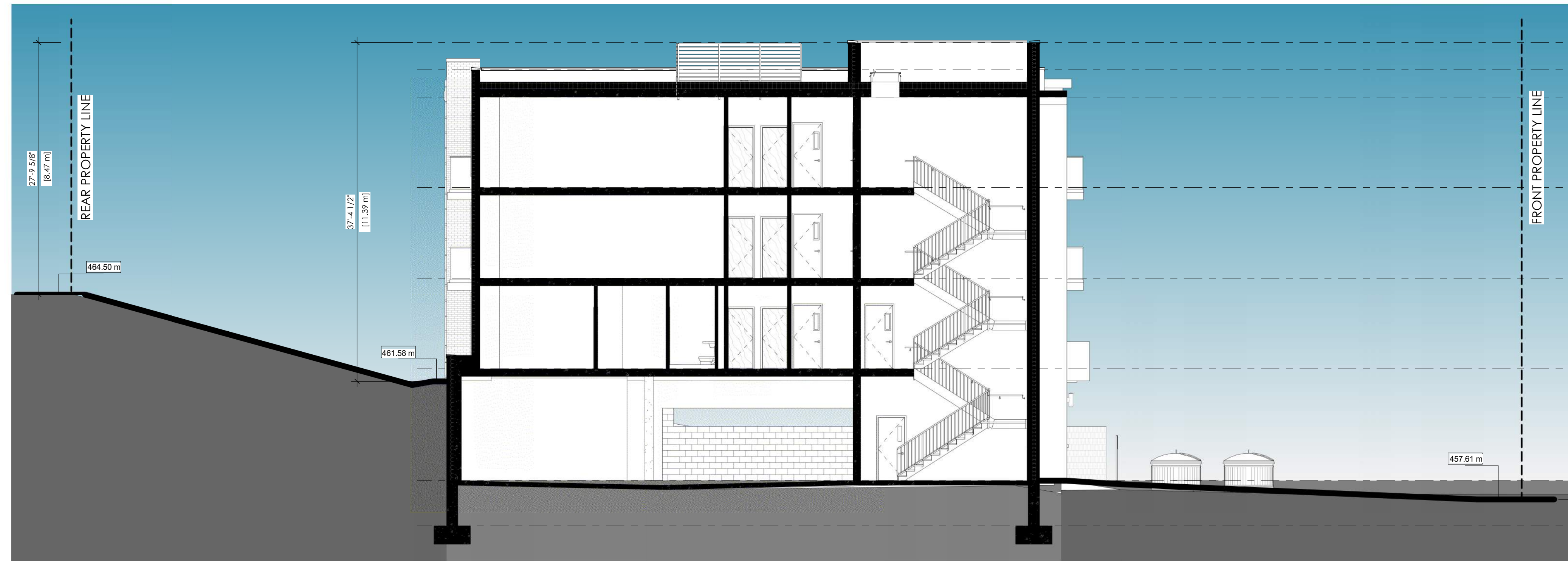
Project number 24022
Date 06/16/2024
Drawn by ASB
Checked by KDI
Scale As indicated

REVISIONS

No.	Description	Date

ROOF PLAN

ASP-204
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS



MATERIAL LEGEND	
TAG	MATERIAL TYPE & COLOR

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
 50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS

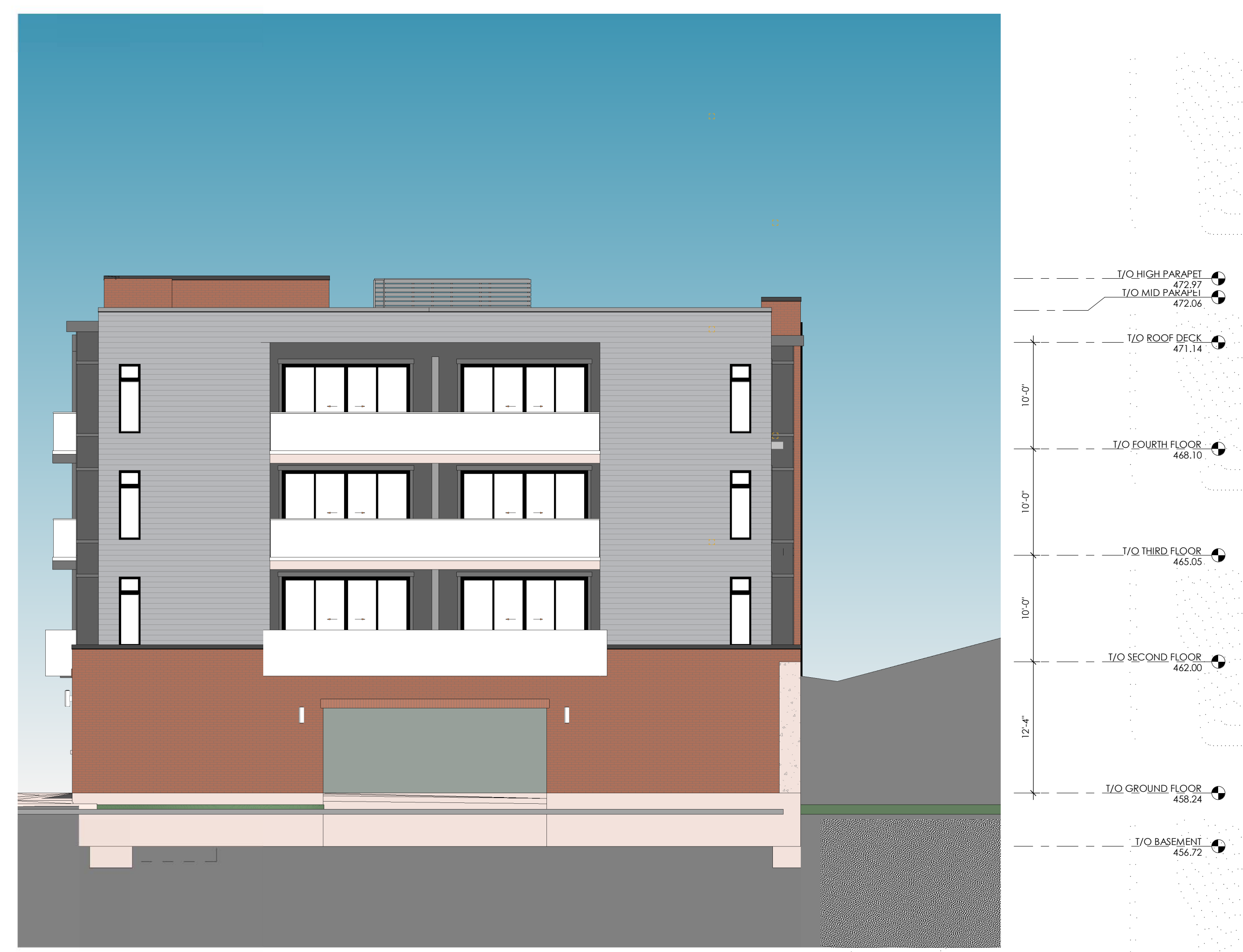
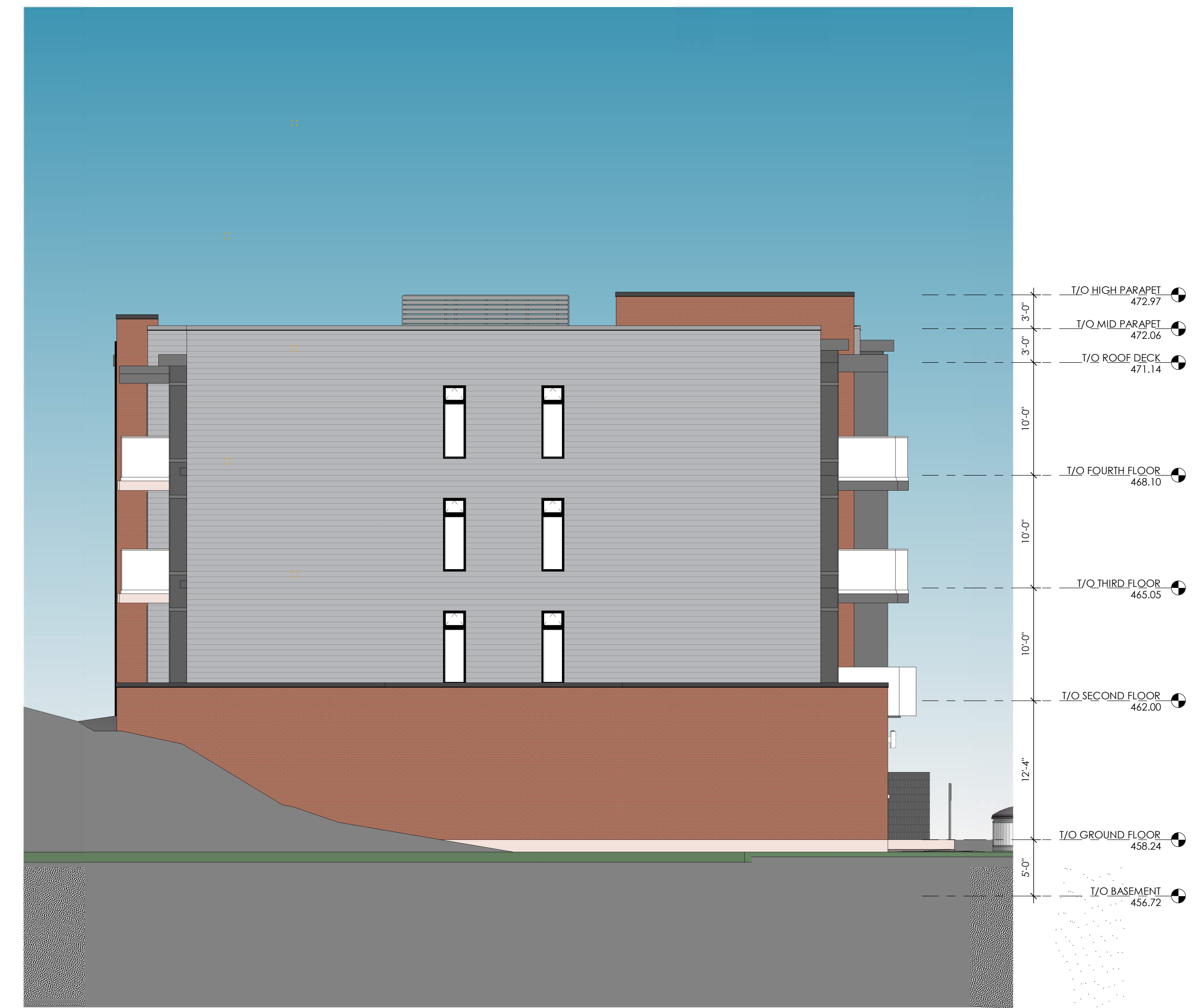
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3 SITE CROSS SECTION
 ASP-302 1/8" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
 ASP-302 1/8" = 1'-0"

2 PROPOSED RIGHT SIDE ELEVATION
 ASP-302 1/8" = 1'-0"

REGISTRATION

ISSUED FOR SITE PLAN APPROVAL

Project number: 24022
 Date: 06/16/2024
 Drawn by: ASB
 Checked by: KDI
 Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

SIDE ELEVATIONS

ASP-302
 50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT NAME
50 EMMA ST. GRAND VALLEY, ON - APARTMENTS

PROJECT ADDRESS
 50 EMMA ST. GRAND VALLEY, ON

CLIENT
SHELDON CREEK DEVELOPMENTS

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Project number 24022
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 Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

ASP-303

50 EMMA ST. GRAND VALLEY,
 ON - APARTMENTS



1 PERSPECTIVE I



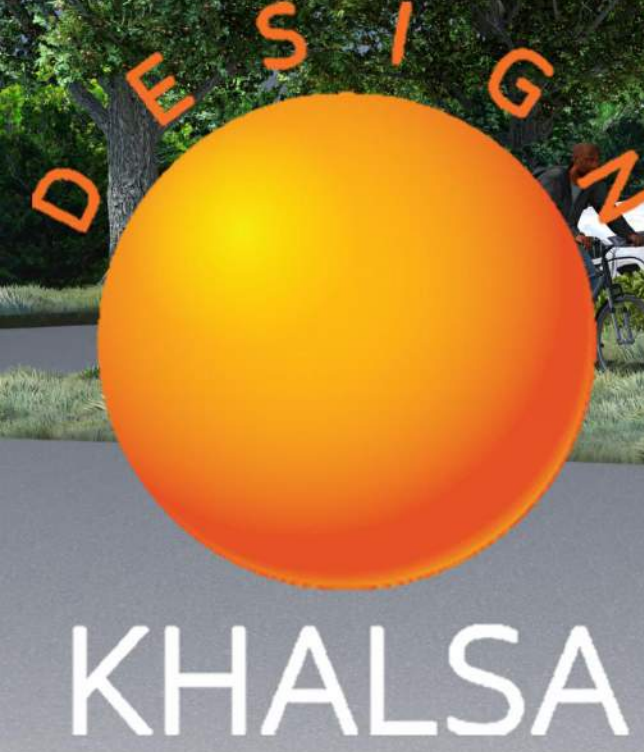
2 PERSPECTIVE II



3 PERSPECTIVE III



4 PERSPECTIVE IV



PROJECT NAME
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PROJECT ADDRESS
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REGISTRATION

ONTARIO ASSOCIATION OF ARCHITECTS
 06 - 16 - 2024
 AMRITPAL SINGH BANSAL
 LICENCE 9524
 ISSUED FOR SITE PLAN APPROVAL

Project number	24022
Date	06/16/2024
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS

No.	Description	Date

RENDERING

ASP-304

50 EMMA ST. GRAND VALLEY,
 ON - APARTMENTS